



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2639
www.raleighnc.gov

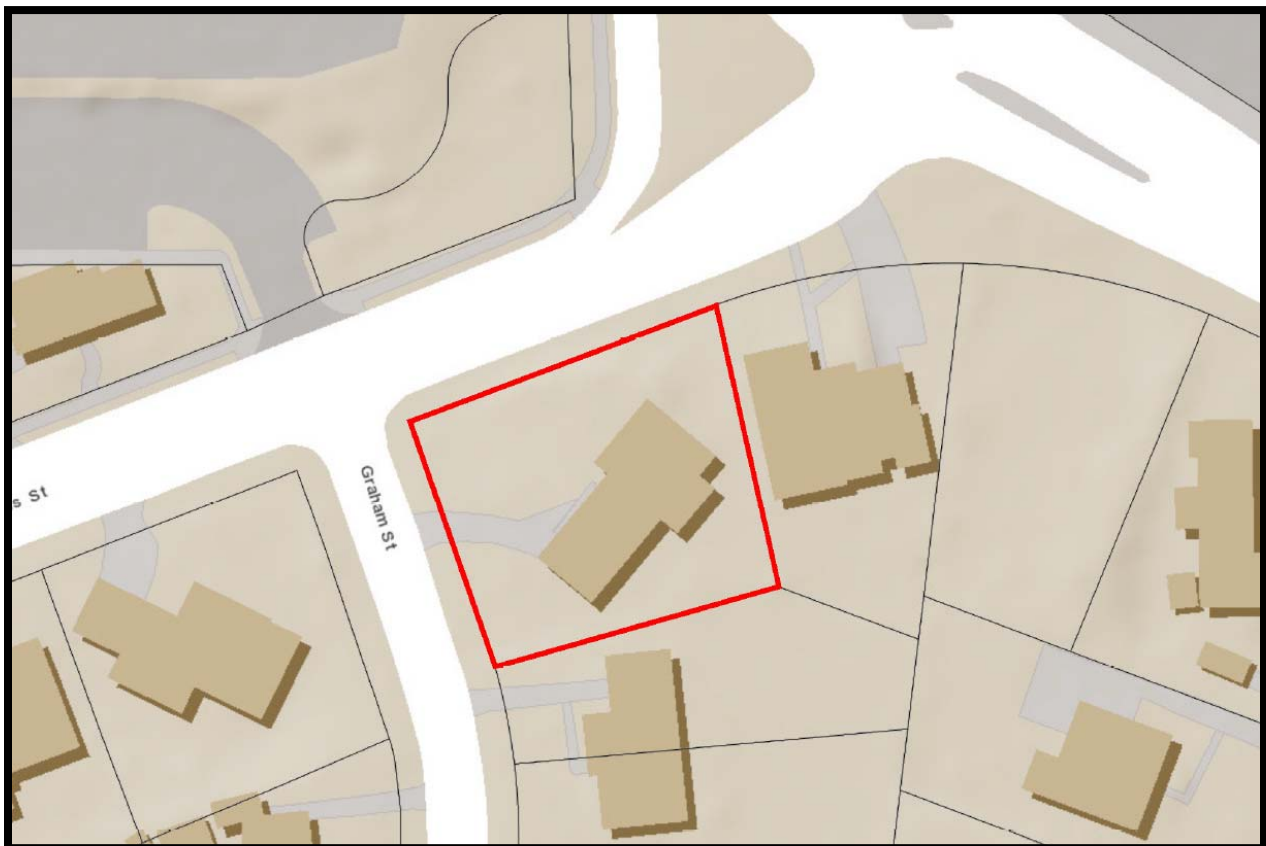
Case File: A-42-17

Property Address: 902 Daniels Street

Property Owner: Martin Streicher and Paige Tharrington

Project Contact: Paige Tharrington

Nature of Case: Request for a Special Use Permit to operate a live-work business for licensed professional counseling pursuant to Sections 6.7.3.E. and 10.2.9. of the Unified Development Ordinance on a .30 acre property zoned Residential-6 and located at 902 Daniels Street.



902 Daniels Street – Location Map

**ADDITIONAL
NOTES:**

Applicant has provided an addendum to their application noting compliance with the requirements for Live-Work per Section 6.7.3.E. of the Unified Development Ordinance..

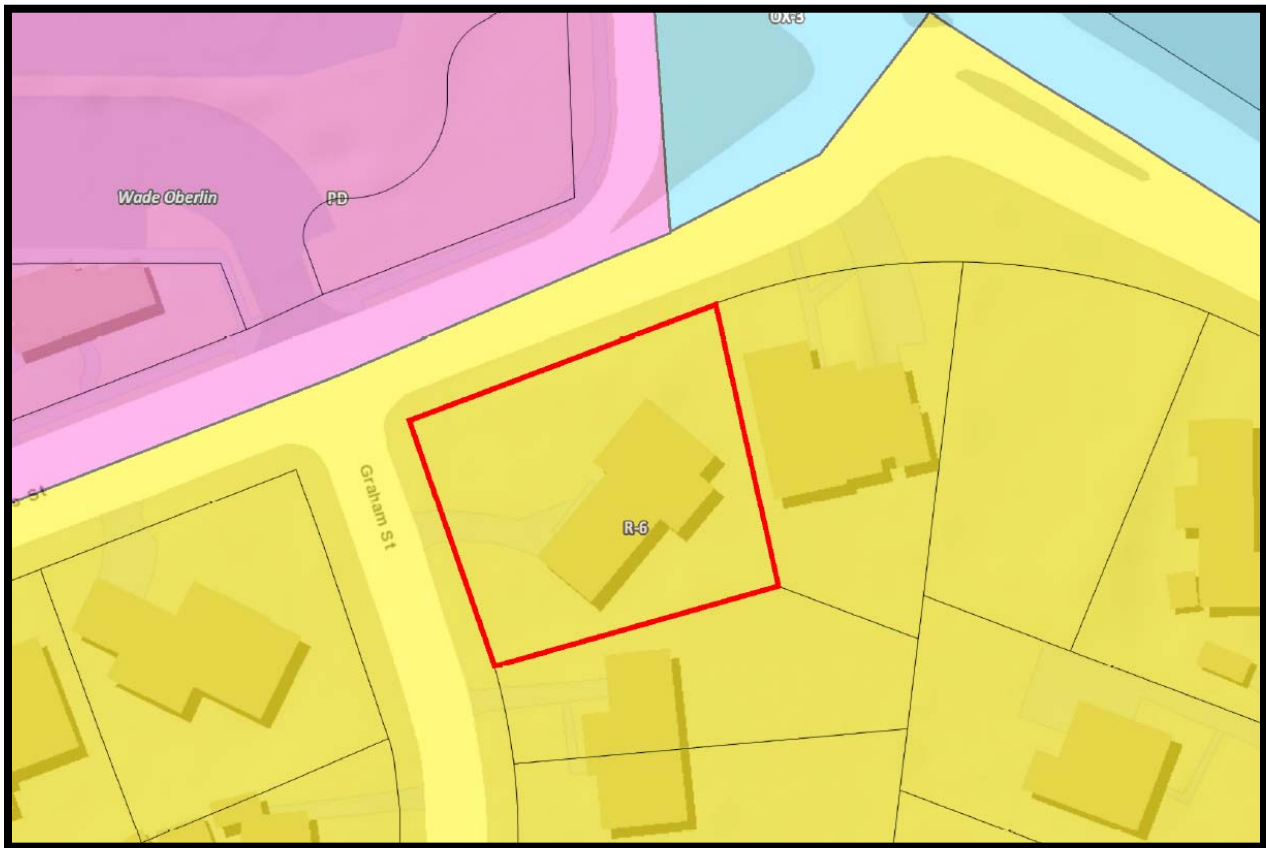
**PREVIOUS
VARIANCES:**

None

To BOA: 4-10-17

Staff Coordinator: Eric S. Hodge, AICP

Zoning District: Residential-6

**902 Daniels Street - Zoning Map**

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise

expressly modified in accordance with this UDO;

2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

Sec. 6.7.3.E.. Live Work

Live-Work An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9. is required for a live-work unit.
2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.
3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.
4. Work space within the unit may be used as an office, studio, gallery, beauty/ hair salon, or for production involving the use of hand tools and small-scale, light equipment.
5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.
6. No specialty service such as, but not limited to, dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.
7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.
8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.
9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

12. No more than 5 customers are permitted on the premises at any one time.

13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

14. One additional on-site parking space is required per live-work unit.

Special Use Permit Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Nature of request (Submit addendum on separate sheet, if more space is needed.) <i>Please see attached addendum.</i>	OFFICE USE ONLY
	Transaction Number <i>A-42-17</i>
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.	

GENERAL INFORMATION			
Property Address <i>902 Daniels St, Raleigh, NC 27605</i>		Date <i>28 Feb 2017</i>	
Property PIN <i>1704148894</i>	Current Zoning		
Nearest Intersection <i>Graham & Daniels</i>	Property size (in acres)		<i>0.308 acres</i>
Property Owner <i>Martin Streicher & Paige Tharrington</i>	Phone <i>919.523.2981</i>	Fax <i>866.615.1960</i>	
Owner's Mailing Address <i>902 Daniels St, Raleigh, NC 27605</i>			
Email <i>martin.streicher@gmail.com, paige@paigetharrington.com</i>			
Project Contact Person <i>Paige Tharrington</i>	Phone <i>919.523.2981</i>	Fax <i>866.615.1960</i>	
Contact's Mailing Address <i>902 Daniels St, Raleigh NC 27605</i>			
Email <i>paige@paigetharrington.com</i>			
Property Owner Signature <i>[Signature]</i>		<i>[Signature]</i>	
Notary Sworn and subscribed before me this <i>28</i> day of <i>February</i> , 20 <i>17</i>		Notary Signature and Seal <i>[Signature]</i>	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

Monday, February 27, 2017

City of Raleigh
Department of City Planning
4th Floor
One Exchange Plaza
Raleigh, NC 27601

Re: Special Use Permit for 902 Daniels St

Planning Division:

My name is Paige Tharrington and I am a Licensed Professional Counselor (LPC). For the past ten years my practice has been located in the Ligon Building at 800 St. Mary's Street (across from Broughton High School and Fletcher Park). The location is ideal: It is close to downtown and the North Carolina State campus, and mere blocks from my home in Cameron Village. However, because the building is scheduled to be repurposed or demolished in the near future, I must relocate. I prefer to remain in the same neighborhood, within close proximity to my clients.

Per *Sec. 10.2.9* of the Unified Development Ordinance, I hereby petition the City of Raleigh for a Special Use Permit to operate a psychotherapy practice from my home. Specifically, I am requesting a Permit to designate my home a Live-Work unit, to "provide a service[...] conducted wholly within a residential dwelling that allows[...] clients or patrons to visit."

I meet all requirements for a Live-Work designation.

1. I intend to operate the practice out of my home per the terms of an awarded Special Use Permit. My hours of operation are 9 a.m. to 7 p.m., Monday-Friday. There are no weekend hours of operation.
2. My husband and I occupy our home as our primary place of residence.
3. I do not intend to hire more than two individuals not living on the premises for my practice.

4. I plan to use the live-work space as my office to conduct private, individual psychotherapy sessions and professional consultations. My home is 2,225 sq. ft. The live-work space occupies 400 sq. ft.
5. I have no plans to produce or resell items as part of my practice.
6. I do not provide specialty counseling services such as group or couples therapy.
7. I have no need to store supplies or equipment outside of my live-work space.
8. I intend for the live-work space to be discreet, offering no visible evidence of the conduct of the work inside.
9. Signage is limited to a placard or lettering on the entrance to my live-work space to identify me, my credentials, and my practice.
10. No special equipment, vehicle, or process is required for my practice or for the operation of my live-work space. My practice does not produce fumes, vibrations, light pollution, electrical interference, or excessive noise. The practice is typically conducted during normal business hours.
11. I do not own a commercial vehicle; no such vehicle need be parked or stored on our premises. My personal automobile does not carry any signage or advertising that references my profession or office location.
12. Virtually all of my practice hours focus on individual therapy. It is common for one client to wait while another finishes. Thus, I'd rarely exceed more than two clients in the live-work space at any given time.
13. There is no need to receive or ship materials from the live-work space.
14. My home's driveway is long enough to accommodate our two personal vehicles and an additional automobile, providing sufficient parking for the live-work space.

In addition to this addendum, please find the following supporting materials attached to the application:

- A copy of the survey of my home, showing its plot in Cameron Village, the existence of a carport, and the position and length of the driveway.

- The name and address of each property owner located within 100 feet of my house.
- One self-addressed, stamped envelope for each of those property owners for you use.
- A check in the amount of \$200 made payable to the City of Raleigh for application fees.

I look forward to your response and to presenting my application at the next available Board of Adjustment hearing.

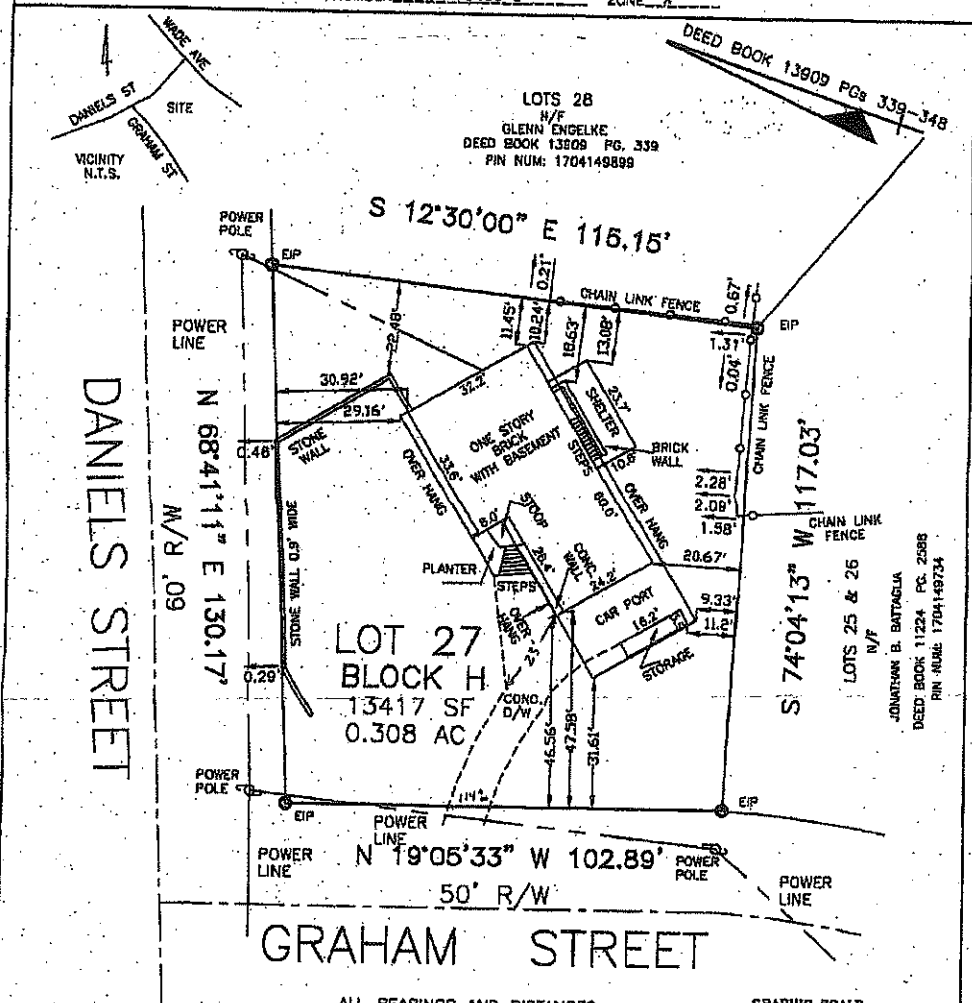
You may direct correspondence to my home address, 902 Daniels St, Raleigh, NC, 27605 or via email to paige@paigetharrington.com. My telephone number is 919.523.2981.

Sincerely,

Paige Tharrington, LPC
North Carolina License #4282
902 Daniels St
Raleigh, NC 27605
919.523.2981

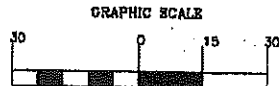
Sharon

SUBJECT PROPERTY IS IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 372D17040D J ZONE X



ALL BEARINGS AND DISTANCES
ARE CORRECT FIELD MEASUREMENTS

DEED BOOK 13863 PGS 209-212



(IN FEET)
1 inch = 30 ft.

FIELD CLOSURE: 1:35,302

CAMERON VILLAGE
RESIDENTIAL AREA

LOT 27 BLOCK H

RECORDED IN BOOK OF MAPS 1950 VOL. PAGE 69 WAKE COUNTY, N.C.

NOT FOR RECORDING, INFORMATION FOUND
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF
A TITLE SEARCH AND IS SUBJECT TO ANY FACTS
WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH

LEGEND
GP EXISTING IRON PIPE
HP NEW IRON PIPE
MOM MONUMENT
PL PAPER RAILROAD WALL
C.B. CATCH BASIN
MH MANHOLE
PP POWER POLE
R/W RIGHT OF WAY
C/L CENTER LINE
FES PLANNED FENCE SECTION

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS
CORRECT AND THAT THE BUILDINGS SHOWN ON THE LOT
AND THAT THERE ARE NO ENCROACHMENTS ON THE
BUILDINGS ON SAID LOT, UNLESS OTHERWISE NOTED
THIS MAP IS NOT FOR RECORDING

PROPERTY OF
MARTIN S. STREICHER &
PAIGE C. THARRINGTON
902 DANIELS STREET
RALEIGH NC

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
1390
85282

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3555

1704148894
STREICHER, MARTIN S THARRINGTON,
PAIGE C
902 DANIELS ST
RALEIGH NC 27605-1121

1704148992
MARLOWE & MOYE LLC
PO BOX 20667
RALEIGH NC 27619-0667

1704147678
MCKEEL, ROBERT WARD
829 GRAHAM ST
RALEIGH NC 27605-1124

1704147749
NERY, RAYMOND J NERY, MARY
ELIZABETH
836 DANIELS ST
RALEIGH NC 27605-1119

1704149625
DECOMARMOND, LAURENT VAUGHT,
MELISSA
828 GRAHAM ST
RALEIGH NC 27605-1125

1704149742
JONATHAN BATES BATTAGLIA
REVOCABLE TRUST
510 GLENWOOD AVE APT 512
RALEIGH NC 27603-1263

1704149748
JONATHAN BATES BATTAGLIA
REVOCABLE TRUST
510 GLENWOOD AVE APT 512
RALEIGH NC 27603-1263

1704149899
THE GASTON AND AGNES PERRY TRUST
/BY TRS
820 IVANHOE DR
RALEIGH NC 27615-2216

1704152488
PR OBERLIN COURT LLC
FELLERS SCHEWE SCOTT & ROBERTS INC
PO BOX 450233
ATLANTA GA 31145-0233

1704157114
OBERLIN CAPITAL ACQUISITION LLC
221 GLENWOOD AVE
RALEIGH NC 27603-1404

1704240677
PLYLER, JOHN AUSTIN JR
829 WOODBURN RD
RALEIGH NC 27605-1162

1704240794
KENOYER, DAVID D KENOYER, ALICIA G
506 WAYNE DR
RALEIGH NC 27608-1623

1704240876
KING, CHRISTOPHER P KING, AMBER N
911 WADE AVE
RALEIGH NC 27605-1159